SUPERVISOR OF ASSESSMENTS AND PLANNING
& ZONING COMMITTEE
of the
OGLE COUNTY BOARD

SUPERVISOR OF ASSESSMENTS AND
PLANNING & ZONING COMMITTEE REPORT
AUGUST 12, 2009

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board was held on Wednesday, August 12, 2009 in the Ogle County Sheriff Department, Training Room, 103 Jefferson St., Oregon, IL.

The Order of Business is as follows:

1. ROLL CALL AND DECLARATION OF A QUORUM

   Chairman Lyle Hopkins called the meeting to order at 1:00 P.M. Roll call indicated six members of the Committee were present; Chairman Lyle Hopkins, Ben Diehl, Mel Messer, Larry Boes, Jim Barnes and Marcia Heuer. Dennis Williams was absent.

2. READING AND APPROVAL OF REPORT OF JULY 15, 2009 MEETING AS MINUTES

   Mr. Boes made a motion to approve the report of June 10, 2009 as minutes; seconded by Mr. Messer. The motion carried by a voice vote.

SUPERVISOR OF ASSESSMENTS PORTION OF MEETING:

3. CONSIDERATION OF MONTHLY BILLS OF SUPERVISOR OF ASSESSMENTS, AND ACTION

   Monthly bills of the Supervisor of Assessments were presented to the Committee for consideration. The bills totaled $3,840.30. Mr. Messer made a motion to approve the payment of the bills in the amount of $3,840.30; seconded by Mr. Diehl. The motion carried by a voice vote.

4. OLD BUSINESS

   There was no old business for discussion.

5. NEW BUSINESS

   SUPERVISOR OF ASSESSMENTS DEPARTMENT FISCAL YEAR 2010 BUDGET PROPOSAL UPDATE

   Mr. Harrison stated I sent the Committee members a proposed 2010 budget last week. As stated, most of the non-payroll items were devoted to fulfilling state mandates relative to the property tax cycle. I included a proposed budget with a 3% salary increase for staff, as that is (apparently) what the union staff are getting, an alternate budget with a zero salary increase and one with a 2% salary increase.

   Discussion ensued regarding the changes made and the possibility of additional work added from the state level.

PLANNING & ZONING PORTION OF MEETING:

6. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

   There was no unfinished business for consideration.

7. NEW BUSINESS

A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

#4-09 AMENDMENT -- Peter & Tammy Santi, 6 Dorchester Ct., Algonquin, IL for an Amendment to the Zoning District to rezone from R-2 Single-Family Residence District to IA Intermediate Agricultural District on property described as follows and owned by the petitioners:

> Part of the W1/2 of the SE1/4 Section 4 and part of the W1/2 of the NE1/4 Section 9 Taylor Township 22N, R10E of the 4th P.M., Ogle County, IL, 23.40 acres, more or less
> Property Identification Number: 22-04-451-005 and 22-09-204-008
> Common Location: 700 Block of Cottonwood Ct.

Mrs. Heuer made a motion to approve #4-09 Amendment request of Peter & Tammy Santi based on recommendations by the Regional Planning Commission and the Zoning Board of Appeals; seconded by Mr. Messer. Discussion ensued regarding access to the site. Mr. Hopkins asked for a roll call vote, the vote being as follows: Heuer - yes, Messer - yes, Boes - yes, Barnes - yes, Hopkins - yes, Diehl - yes, The motion carried by a roll call vote of 6-0.

#5-09 AMENDMENT -- Anderson Family Trust, Eric G. Anderson Trustee, 1993 W. Mud Creek Rd., Oregon, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to R-1 Rural Residence District on property described as follows and owned by the petitioners:

> Part of the NE1/4 of the SE1/4 Section 30 Rockvale Township 24N, R10E of the 4th P.M., Ogle County, IL, 7.60 acres, more or less
> Property Identification Number: Part of 09-30-400-008
> Common Location: 2200 Block of W. Mud Creek Rd.

Mrs. Heuer made a motion to deny #5-09 Amendment request of Anderson Family Trust based on recommendations by both the Regional Planning Commission and the Zoning Board of Appeals; seconded by Mr. Diehl. Discussion ensued regarding why the Andersons chose to rezone to R-1 Rural Residence District versus IA Intermediate Agricultural District. Mr. Messer asked do they intend to sell the land to be farmed? Mr. Hopkins answered they are asking a lot more for this land than for it to be used as farmland. Also, more houses in this area could cause a problem for the existing farms in the area. Mrs. Heuer noted that Mr. Snodgrass, an adjoining property owner, testified at the Zoning Board of Appeals meeting his opposition to this request due to the livestock in the area. Mr. Hopkins asked for a roll call vote, the vote being as follows: Heuer - yes, Messer - yes, Boes - yes, Barnes - yes, Hopkins - yes, Diehl - yes, The motion to deny carried by a roll call vote of 6-0.

#2-09 SPECIAL USE -- Eugene E. Davis, 2614 Kristie Rd., Dothan, AL; James M. Davis, 1611 Hickory Ave., Panama City, FL; Dorothy M Modeler, 210 N. Wesley Ave., Mt. Morris, IL; Michael R. Modeler, 1007 W. 6th St., Sterling, IL; and Quentin H. Davis Living Trust, Quentin Davis Trustee, 13779 W. White Oak Rd., Forreston, IL for a Special Use permit to allow dwelling for the son of the farm owner in AG-1 Agricultural District on property described as follows, owned by Eugene E. Davis; James M. Davis; Dorothy M Modeler; and Michael R. Modeler; and being purchased by Quentin H. Davis Living Trust:

> Part of the SW1/4 of the SW1/4 Section 26 Leaf River Township 25N, R9E of the 4th P.M., Ogle County, IL, 1.0 acre, more or less
> Property Identification Number: Part of 03-26-300-002
> Common Location: 4828 W. Pond Rd.

Mr. Hopkins stated the house already exists and the son is planning to buy it. Mr. Boes made a motion to approve #2-09 Special Use request of Quentin H. Davis as it does not change anything in the area; seconded by Mrs. Heuer. Mr. Messer asked how was this house originally allowed to be built? Mr. Reibel stated this house was originally allowed to be built in the AG-1 Agricultural District as an accessory guest house to the primary residence. This is an allowable use, but does not allow for someone to keep the house as a permanent residence. In order for someone to live there full-time, a Special Use is required in order to split it off of the original parcel. Discussion ensued regarding future sales of the site and how long the Davis family has owned the property.

Mrs. Heuer made a motion to approve #2-09 Special Use for Eugene Davis as it was unanimously approved by the Regional Planning Commission and the Zoning Board of Appeals, with no objections from the Leaf River Planning Commission. Mr. Hopkins asked for a roll call vote, the vote being as follows: Heuer - yes, Messer - yes, Boes - yes, Barnes - yes, Hopkins - yes, Diehl - yes, The motion carried by a roll call vote of 6-0.

#6-09 AMENDMENT -- Elmer & Martha Sue Hudson, 7162 E. Gristmill Rd., Chana, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to R-1 Rural Residence District on property described as follows and owned by the petitioners:

Part of the NW1/4 Section 23 Pine Rock Township 23N, R11E of the 4th P.M., Ogle County, IL, 5.454 acres, more or less
Property Identification Number: Part of 17-23-100-031
Common Location: 7162 E. Gristmill Rd.

Mrs. Heuer made a motion to approve #6-09 Amendment request of Elmer & Martha Sue Hudson as it was unanimously approved by the Regional Planning Commission and the Zoning Board of Appeals; seconded by Mr. Diehl.

Mr. Messer stated we have letters from the Pine Rock Planning Commission and the Township Board denying this request. Mr. Reibel stated the Pine Rock Comprehensive Plan does not designate this area for residential use. Mr. Hopkins stated this location, and for what they want to do, is a nice area. Mr. Boes stated there are already eight residences across the road. Mr. Hopkins stated they are all zone AG-1 Agricultural District. Mr. Boes stated with all due respect to the Pine Rock Planning Commission, I do not see where they met with the petitioners to discuss this request. It would have been nice for the Township Planning Commission to offer the Hudson's an opportunity to put their two cents in.

Mr. Hopkins asked for a roll call vote, the vote being as follows: Heuer - yes, Messer - yes, Boes - yes, Barnes - yes, Hopkins - yes, Diehl - yes. The motion to approve was carried by a roll call vote of 6-0.

Mr. Reibel stated a formal objection has been filed by Pine Rock Township, which requires a 3/4 vote by the County Board.

B. MOBILE HOME APPLICATIONS - (CONSIDERATION AND POSSIBLE ACTION)

There were no mobile home applications for consideration.

8. SUBDIVISION PLATS (CONSIDERATION AND POSSIBLE ACTION)

There were no subdivision plats for consideration.

9. CONSIDERATION OF MONTHLY BILLS OF PLANNING & ZONING DEPARTMENT, AND ACTION

Monthly bills of the Planning & Zoning Department were presented to the Committee for consideration. The bills totaled $1,195.43. Mr. Messer made a motion to approve the payment of the bills in the amount of $1,195.43; seconded by Mr. Barnes. The motion carried by a voice vote.

10. REFERRAL OF NEW PETITIONS TO THE ZONING BOARD OF APPEALS FOR PUBLIC HEARING

#9-09 VARIATION -- Ferrell & Janice Kennedy, 8423 E. IL Rte. 38, Rochelle, IL for a Variation to allow a front deck to be constructed 12' and a side deck to be constructed 41' from the right-of-way line of E. IL Rte. 38 in lieu of 80' as required pursuant to the *Ogle County Amendatory Zoning Ordinance* on property described as follows and owned by the petitioners:

Part of the NE1/4 SW1/4 Section 12 Lafayette Township 22N, R11E of the 4th P.M., Ogle County, IL, 6.20 acres, more or less
Property Identification Number: 23-12-300-003
Common Location: 8423 E. IL Rte. 38

#7-09 AMENDMENT -- Dan Luepkes, 1132 S. Marsh Rd., Chana, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to IA Intermediate Agricultural District on property described as follows and owned by the petitioner:

Part of the SW1/4 NE1/4 Section 22 Oregon-Nashua Township 23N, R10E of the 4th P.M., Ogle County, IL, 13.70 acres, more or less
Property Identification Number: 16-22-400-005
Common Location: 3200 Block of S. Lowden Rd.

Mrs. Heuer made a motion to refer the above new requests to the Zoning Board of Appeals for public hearing; seconded by Mr. Messer. The motion carried by a voice vote.

Mr. Barnes asked is the Luepkes petition the same one from last year? Mr. Reibel answered yes.

11. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

#6-79MH - DEEN/ARMBRUSTER MOBILE HOME ISSUE
PIN #03-17-400-005, Section 17, Maryland Township
Common Location: 7036 W. Lightsville Rd., German Valley,

Mr. Reibel stated you should have received a copy of the history of this use. We received a call from someone letting us know that Mrs. Deen recently passed away and that the trailer now needs to be removed. Ms. Armbruster, the daughter, has been living in the trailer with her mother for the past several years and may currently reside there. I am asking for guidance as to whether we pursue the removal of the trailer or allow Ms. Armbruster to remain. The site is in good shape right now, but a grandson has moved in another trailer that we are trying to get him to remove. I have not spoken with Ms. Armbruster to find out what the intentions are but can and will. I wanted to give them a few weeks since her mother just recently died. Mr. Hopkins stated you should talk with her and find out what is going on and report back to us next month.

PLANNING & ZONING DEPARTMENT FISCAL YEAR 2010 BUDGET PROPOSAL UPDATE

Mr. Reibel stated I have prepared two revised budgets for your review. One with a zero salary increase for the staff and one with a 2% salary increase. One way that I propose to get close to the total 10% decrease is to eliminate the Regional Planning Commission, which would eliminate Line Item 4146, which is budgeted for Planning Commission per diem, and Line Item 4422, of which Planning Commission mileage is deducted. Mr. Boes asked where would we stand with the Comprehensive Plan? Mr. Reibel answered the Zoning Board of Appeals could assume the role of Regional Planning Commission, and would have to give more consideration to the Comprehensive Plan. Mr. Boes stated the Regional Planning Commission and Zoning Board of Appeals have had some different interpretations of the Comprehensive Plan over the years. Mrs. Heuer asked what if the Regional Planning Commission members were asked to serve as a volunteer board? Mr. Reibel answered that has been considered as an option and is stated in the budget analysis on page 2. Other reductions are in Line Item 4585 (Fuel & Maintenance of Vehicle), and Line Item 4720 (Purchase of Office Equipment), which is proposed to be reduced to zero. Mr. Reibel stated as far as salaries, last year I did take a full-time position that was vacant and moved it to a part-time position which saved a lot of money. I did not have to do this and the salaries line item would have been much higher had I not done this. This also was a saving in cost of benefits. I am now proposing to reduce the part-time hours to 15 per week. Mr. Hopkins stated you have always done a good job with your budget. We have never had any problems with what you have proposed. Mr. Boes stated we appreciated your detail. It helps give us a better insight.

Mr. Reibel stated the IDNR as been working on updating the flood plain maps for the County for a while now. These maps are finally complete and should be received in a week or two. The IDNR will be holding a public open house to review these maps on either September 22 or 23 at the Farm Bureau.

12. PUBLIC COMMENT

There was no public comment.

13. ADJOURN

The regular monthly meeting of the Supervisor of Assessments and Planning & Zoning Committee of the Ogle County Board adjourned at 2:00 P.M. The next meeting of the Supervisor of Assessments and Planning & Zoning Committee is scheduled for September 9, 2009 at 1:00 P.M.

Respectfully submitted,

Michael Reibel